



April 26, 2022

Honorable Seth Grove, Majority Chairman
House State Government Committee
House of Representatives of Pennsylvania
7 East Wing
PO Box 202196
Harrisburg, PA 17120-2196

Re: HB 2496 PN 2992
Conveyance of 10.268-acres and improvements
Known as the "PDA Tunkhannock Facility"
Township of Tunkhannock, Wyoming County; and
Conveyance of 0.16-acres and improvements
Known as the "SCI Pittsburgh Superintendent's House"
City of Pittsburgh, Allegheny County

Dear Chairman Grove:

As requested, enclosed is the Department's memorandum for the referenced legislation as pursuant to House Rule 32. Should you have any questions, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink that reads "Bradley J. Swartz". The signature is written in a cursive style with a large, stylized "S" at the end.

Bradley J. Swartz, Chief
Real Estate Acquisitions and Dispositions Division
Bureau of Real Estate

cc: Honorable H. Scott Conklin, Minority Chair, State Government Committee
Brooke Wheeler, Esq., Chief Clerk of the House
Jaime Bouldin, Assistant Deputy Secretary for Legislative Affairs
Michaele Totino, Executive Director, Majority, State Government Committee
Nicholas Himebaugh, Executive Director, Minority, State Government Committee
Curt Topper, Secretary of General Services
Shawn E. Smith, Acting Chief Counsel, DGS
Elizabeth Christian, Director of Real Estate, DGS
Sarah Spotts, Legislative Liaison, DGS

LAND CONVEYANCE MEMORANDUM

This memorandum is provided under House Rule 32

Bill No: HB 2496

Printers Number: 2992

Committee: State Government

Contact: Bradley J. Swartz, Chief
Real Estate Acquisitions and Dispositions Division
Department of General Services

Date: April 26, 2022

Section 1

Description of the Property and Improvements: The property consists of approximately 10.268-acres of land containing a 3,944 square foot office building, and 2,300 square foot storage garage, situate in the Township of Tunkhannock, Wyoming County. The property is within the 20th Senatorial District and 117th Legislative District.

Grantor: Commonwealth of Pennsylvania through the Department of General Services, with the approval of the Pennsylvania Department of Agriculture and the Governor.

Grantee: Wyoming County

Other Parties Benefiting: None.

Consideration for Conveyance: \$125,000.00. The Administration has agreed to a purchase price that is less than the appraised market value due to flood damage to the buildings and the current funding available to the Wyoming County Commissioners.

Appraisal of the Property (valuation, liens and encumbrances): An appraisal, dated November 3, 2021, was performed on the subject property and market value was determined to be \$305,000.00. This appraisal, obtained by Wyoming County Commissioners, was a restricted appraisal that did not include a value for the lab building located on the premises as it had previously flooded, and the County has plans to demolish it.

Proposed use of the Property and Title Restrictions, Reversions: Wyoming County intends to utilize the property for County administered community services.

Position: The Department of General Services and the Department of Agriculture support the proposed legislation.

Section 2

Description of the Property and Improvements: The property consists of approximately 0.16-acres of land and a single-family home located thereon, known as the “SCI-Pittsburgh Superintendent’s Residence”, situate in the City of Pittsburgh, Allegheny County. The property is within the 42nd Senatorial District and 20th Legislative District.

Grantor: Commonwealth of Pennsylvania through the Department of General Services, with the approval of the Pennsylvania Department of Corrections and the Governor.

Grantee: John Bradley Wimer.

Other Parties Benefiting: None.

Consideration for Conveyance: \$140,000.00.

Appraisal of the Property (valuation, liens and encumbrances): An appraisal, dated June 4, 2018, was performed on the subject property and market value was determined to be \$140,000.00.

Proposed use of the Property and Title Restrictions, Reversions: The proposed use of the property by John Bradley Wimer is as a single-family home.

Position: The Department of General Services and the Department of Corrections support the proposed legislation.